

IN RE: PETITION FOR ADMIN. VARIANCE	* BEFORE THE
E/S Schroeder Avenue, 500' NW of the c/l	
Gunview Farm Road	* DEPUTY ZONING COMMISSIONER
(3892 Schroder Avenue)	
11 th Election District	* OF BALTIMORE COUNTY
5 th Councilmanic District	
	* Case No. 99-229-A
Ted L. Meadows, et ux	
Petitioners	*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owners of the subject property, Ted L. and Shirley M. Meadows. The Petitioners filed their request through the administrative variance process, pursuant to Section 26-127 (b)(1) of the Baltimore County Code; however, at the request of adjoining property owners, Thomas C. and Karen Sova, the matter was scheduled for a public hearing to determine the appropriateness of the relief requested. Specifically, the Petitioners seek relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (detached garage) to be located in the front yard in lieu of the required rear yard. The subject property and relief sought are more particularly described on the site plan submitted with the Petition filed which has been accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing in support of the request were Ted and Shirley Meadows, owners of the subject property. Appearing as Protestants in the matter were Tom and Karen Sova, adjoining property owners.

Testimony and evidence offered revealed that the subject property consists of a gross area of 1.52 acres, more or less, zoned D.R.2, and is improved with a single family dwelling which

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 Date 2/2/99
 By [Signature]

features an attached two-car garage. As indicated above, the Petitioners are desirous of constructing a detached garage (24' x 30' in dimension) in the front yard of their property as shown on the site plan. The proposed garage is needed to store a recreational vehicle and Mr. Meadow's pick-up truck. The Petitioners indicated that due to the topography of their property and the existence of a concrete retaining wall on one side of their home, it is not possible to access their rear yard. Thus, they would like to construct the proposed garage in the front yard over an existing parking pad where their recreational vehicle has always been stored. Further testimony indicated that the Petitioners have lived on the property since June 1988 and have always owned and stored a recreational vehicle in this area.

As noted above, Mr. & Mrs. Thomas Sova, adjoining property owners, appeared in opposition to the Petitioners' request. Mr. & Mrs. Sova testified that the Petitioners' proposal to construct a garage in the front yard would result in an unsightly condition that would ultimately lower property values. They further noted that there are no other similar such structures in the front yards of any of their neighbors. While Mr. & Mrs. Sova have not objected to the Petitioners parking and storing their recreational vehicle in the front yard, which in and of itself requires a variance, they do, however, object to a permanent structure, such as the proposed garage, being constructed in the front yard. Mr. & Mrs. Sova testified that their driveway runs immediately adjacent to the proposed location of the garage, which they noted is only 3 feet from their property line. They testified that the proposed garage will not only block their view, but might also create problems during icy weather as their driveway slopes in that direction and they fear sliding into the structure.

After due consideration of the testimony and evidence offered at the hearing, as well as the many photographs submitted, I am persuaded to deny the variance. I agree that constructing such

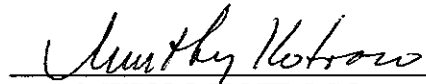
ORDER RECEIVED
DATE 2/19/99
BY [Signature]

a large structure at the proposed location would not be in character and keeping with surrounding properties and that the potential for a hazardous condition would exist if the variance were granted. Thus, the relief requested must be denied.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth herein, the variance shall be denied.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 17th day of February, 1999 that the Petition for Administrative Variance seeking relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (detached garage) to be located in the front yard in lieu of the required rear yard, in accordance with Petitioner's Exhibit 1, be and is hereby DENIED.

TMK:bjs


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING

Date

By



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

February 16, 1999

Mr. & Mrs. Ted L. Meadows
3892 Schroeder Avenue
Perry Hall, Maryland 21128

RE: PETITION FOR ADMINISTRATIVE VARIANCE
E/S Schroeder Avenue, 500' NW of the c/l Gunview Farm Road
(3892 Schroeder Avenue)
11th Election District – 5th Councilmanic District
Ted L. Meadows, et ux - Petitioners
Case No. 99-229-A

Dear Mr. & Mrs. Meadows:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been denied, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. & Mrs. Thomas C. Sova
3894 Schroeder Avenue, Perry Hall, Md. 21128
HJ&R Contractors, Inc.
P.O. Box 15453, Baltimore, Md. 21220

People's Counsel; Case/File



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3892 SCHRODER AVE.
which is presently zoned DR 2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1

To allow an accessory structure (detached garage) to be located in the front yard in lieu of the required rear yard.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

TED L. MEADOWS

Name - Type or Print

Signature

SHIRLEY M. MEADOWS

Name - Type or Print

Signature

3892 SCHRODER AVE. 410-529-6812

Address

Telephone No.

BALTIMORE MD 21128

City

State

Zip Code

Representative to be Contacted:

HAROLD OF HT&R CONTRACTORS, INC.

Name

P.O. Box 15453 410-391-6811

Address

Telephone No.

BALTIMORE MD 21220

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 21 day of September that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 99-229-A

Reviewed By [Signature] Date 12-1-98

Estimated Posting Date 12-13-98

ORDER RECEIVED FOR FILING

Date

22/ 9/15/98

BY

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

3892 SCHRÖDER AVE.
Address
BALTIMORE MD 21128
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

unable to build garage in front section
of flag lot due to front set back regulation

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Ted L Meadows
Signature

TED L. MEADOWS
Name - Type or Print

Shirley M. Meadows
Signature

SHIRLEY M. MEADOWS
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 19th day of November, 1998, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Ted and Shirley Meadows

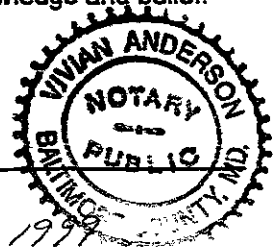
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

November 19, 1998
Date

Vivian Anderson
Notary Public

My Commission Expires October 1, 1999



ORDER RECEIVED FOR FILING

REV 09/15/98

Date
By

729

CONING DESCRIPTION #229
3892 SCHROEDER AVE.

Beginning at a point on the east side of Schroeder Ave. ^{500 ft northwest of centerline of Glenview Farm} thence running 50 ft. thence northwest 195 ft. thence northeast 150 ft. thence northwest 396 ft. thence east 135 ft. thence southeast 430 ft. thence southwest 290 ft. thence southeast 180 ft. thence southeast 190 ft. thence 50 ft. containing 1.52 Acres and located in the 11th Election District.

99-229-A

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #99-229-A
3892 Schroeder Avenue
E/S Schroeder Avenue, 500'
NW of centerline Gunview
Farm Court
11th Election District
5th Councilmanic District
Legal Owner(s): Shirley & Ted
Meadows

Administrative Variance: to allow an accessory structure (detached garage) to be located in the front yard in lieu of the required rear yard.

Hearing: Thursday, February 4, 1999 at 9:00 a.m. in Room 407, County Courts Bldg., 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call (410) 887-4386.

(2) For information concerning the File and/or Hearing, Please Call (410) 887-3391.

1/176 Jan. 14 C283895

CERTIFICATE OF PUBLICATION

TOWSON, MD., 1/14/, 1999

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 1/14/, 1999.

THE JEFFERSONIAN,

A. Henickson

LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

229
Item No. 062388

DATE 12-1-98 ACCOUNT R-001-6150

AMOUNT \$ 50.00

RECEIVED FROM: H.T.R. Contractors

FOR: Residential Variance filing fee
for 3892 Schroeder Ave.

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 062482

DATE 12/28/98 ACCOUNT 001-6150

AMOUNT \$ 40.00

RECEIVED FROM: Thomas C. Sova III

(Case 99-229-A)

FOR: Hearing Demand Code 650

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME
12/01/1998 12/01/1998 10:38:30
REG NO.02 CASHIER JRIC JMR DRAWER 2
5 MISCELLANEOUS CASH RECEIPT
Receipt # 072024
CR NO. 062388

50.00 CHECK
Baltimore County, Maryland

CASHIER'S VALIDATION

99-229-A

PAID RECEIPT

PROCESS ACTUAL TIME
12/29/1998 12/29/1998 16:25:33
REG NO.03 CASHIER PWES PEW DRAWER 3
5 MISCELLANEOUS CASH RECEIPT
Receipt # 070224
CR NO. 062482

40.00 CHECK
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: CASE # 99-229-A

PETITIONER/DEVELOPER:

(Ted L. Meadows)

DATE OF HEARING

(Feb. 4, 1999)

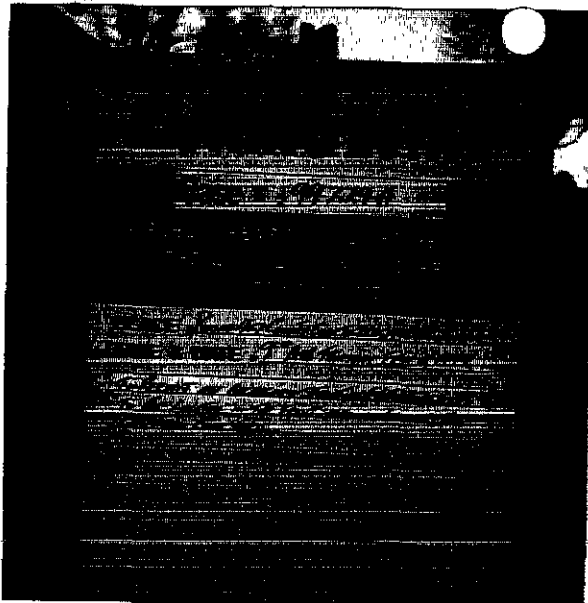
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Ave.
Towson, Maryland 21204

ATTENTION : MS. GWENDOLYN STEPHENS

LADIES AND GENTLEMEN:

This letter is to certify under the penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property located at
3892 Schroeder Ave. Baltimore, Maryland 21128_____

The sign(s) were posted on _____ 1-19-99 _____
[Month, Day, Year]



Sincerely,


(Signature of Sign Poster & Date)

____ Thomas P. Ogle, Sr. _____

____ 325 Nicholson Road _____

____ Baltimore, Maryland 21221 _____

____ (410)-687-8405 _____
(Telephone Number)

TO: PATUXENT PUBLISHING COMPANY
January 14, 1999 Issue – Jeffersonian

Please forward billing to:

HJ & R Contractors, Inc.

410-391-6811

P.O. Box 15453

Baltimore, MD 21220

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-229-A

3892 Schroeder Avenue

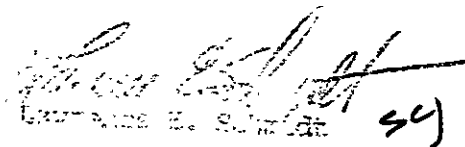
E/S Schroeder Avenue, 500' NW of centerline Gunview Farm Court

11th Election District – 5th Councilmanic District

Legal Owner: Shirley & Ted Meadows

Administrative Variance to allow an accessory structure (detached garage) to be located in the front yard in lieu of the required rear yard.

HEARING: Thursday, February 4, 1999 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES:** (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 99- 229 -A

Address 3892 Schroeder Ave.

Contact Person: John Sullivan
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 12-1-98

Posting Date: 12-13-98

Closing Date: 12-28-98

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 99- 229 -A

Address 3892 Schroeder Ave.

Petitioner's Name Ted L. Meadows

Telephone _____

Posting Date: 12-13-98

Closing Date: 12-28-98

Wording for Sign: To Permit an accessory structure (detached garage)
to be located in the front yard in lieu of the required
rear yard.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 229

Petitioner: Jed and Shirley Meadows

Location: 3892 Schrader Ave

PLEASE FORWARD ADVERTISING BILL TO:

NAME: H J + R Contractors Inc

ADDRESS: P.O. Box 15453

Baltimore, MD 21220

PHONE NUMBER: 410 391-6811

AJ:ggs

(Revised 09/24/96)

99-229-A



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

January 27, 1999

HJ&R Contractors, Inc.
P.O. Box 15453
Baltimore, MD 21220

ATTN: HAROLD

RE: Item No.: 229
Case No.: 99-229-A
Location: 3892 Schroeder Ave

Dear Sirs:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on December 1, 1998.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr." followed by a stylized flourish.

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures

Come visit the County's Website at www.co.ba.md.us



Close 12/28/98

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: December 24, 1998

FROM: *RWB* Robert W. Bowling, Supervisor
Bureau of Developer's Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for December 23, 1998
Item Nos. 222, 223, 224, 225, 226,
227, 228, 229, 231, 232, 233, 234,
and 235

AND

Revised Petitions and Plats for
Case #99-159-XA (8101 Bellona Avenue)

The Bureau of Developer's Plans Review has reviewed the subject
zoning items and revised petitions and plats, and we have no comments.

RWB:HJO:jrb

cc: File

ZONE1223.NOC



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

December 11, 1998

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF December 14, 1998

Item No.: See Below

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

223, 224, 225, 226, 227, 228, 229, 231, 234, and 235

REVIEWER: LT. HERB TAYLOR
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

Date: December 28, 1998

TO: Arnold Jablon
FROM: R. Bruce Seeley *RBS/ys*
SUBJECT: Zoning Item #229

Meadows Property - 3892 Schroeder Ave.

Zoning Advisory Committee Meeting of December 14, 1998

- The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
- Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).
- Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).
- X GWM: The proposed garage is in the septic reserve area, contact GWM at 887-2762 to revise the septic area or move the garage.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

AV
12/28
has
requested
Jim
2/4

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: December 17, 1998

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: 3892 Schroeder Avenue

INFORMATION:

Item Number: 229
Petitioner: Ted L. Meadows & Shirley M. Meadows
Property Size: 1.52± acres
Zoning: DR 2
Requested Action: Administrative Variance
Hearing Date:

SUMMARY OF RECOMMENDATIONS:

Due to the significant separation between the existing dwelling and the proposed garage, elevation drawings with a description of the building materials should be submitted to the Office of Planning for review and approval prior to the issuance of any permits.

Section Chief:

Jeffrey W. Long

AFK:KB:lsn



Maryland Department of Transportation
State Highway Administration

Chen 12/28/98

Parris N. Glendening
Governor

David L. Winstead
Secretary

Parker F. Williams
Administrator

Date: *12. 11. 98*

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. *229 JJS*

Dear Ms Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

for *M. M. Lenhart*
Michael M. Lenhart, Acting Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202



FORMAL DEMAND FOR HEARING

CASE NUMBER: 99-229-A

Address: 3892 Schroeder Ave

Petitioner(s): Ted & Shirley Meadows

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I/we THOMAS C. & KAREN SOVA
Name - Type or Print

☒ Legal Owner OR ☐ Resident of

3894 Schroeder Ave.
Address

Perry Hall MD. 21128
City State/ Zip Code

410-256-5466

Telephone Number

which is located approximately 3 feet (property adjoining ours) feet from the property, which is the subject of the above petition, do hereby formally demand that a public hearing be set in this matter.

ATTACHED IS THE REQUIRED PROCESSING FEE FOR THIS DEMAND

Thomas C. Sova
Signature

12-27-98
Date

Karen Sova
Signature

12-27-98
Date



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

January 4, 1999

Mr. & Mrs. Ted L. Meadows
3892 Schroder Avenue
Baltimore, MD 21128

Dear Mr. & Mrs. Meadows:

RE: Demand for Public Hearing, Case Number 99-229-A, 3892 Schroeder Avenue

The purpose of this letter is to officially notify you that the posting of the subject property has resulted in a timely demand for a public hearing on December 27, 1998 concerning your proposed administrative procedure.

As a result of the above, your hearing is scheduled for Thursday, February 4, 1999 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

You must have the property reposted with the hearing date, time and place by January 20, 1999. The petitioner or his/her agent may not personally post or change a zoning sign; one of the currently approved vendors/posters must be contacted to do so. The hearing will be advertised in the paper and the person indicated on the advertising form will be billed directly by the newspaper.

If you need any further explanation or additional information, please feel free to contact me at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "WCR/scj".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:scj

c: Mr. & Mrs. Thomas Sova
HJ &R Contractors, Inc.

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

January 4, 1999

Mr. & Mrs. Ted L. Meadows
3892 Schroder Avenue
Baltimore, MD 21128

Dear Mr. & Mrs. Meadows:

RE: Demand for Public Hearing, Case Number 99-229-A, 3892 Schroeder Avenue

The purpose of this letter is to officially notify you that the posting of the subject property has resulted in a timely demand for a public hearing on December 27, 1998 concerning your proposed administrative procedure.

As a result of the above, your hearing is scheduled for Thursday, February 4, 1999 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

You must have the property reposted with the hearing date, time and place by January 20, 1999. The petitioner or his/her agent may not personally post or change a zoning sign; one of the currently approved vendors/posters must be contacted to do so. The hearing will be advertised in the paper and the person indicated on the advertising form will be billed directly by the newspaper.

If you need any further explanation or additional information, please feel free to contact me at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "WCR/scj".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:scj

c: Mr. & Mrs. Thomas Sova
HJ & R Contractors, Inc.

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

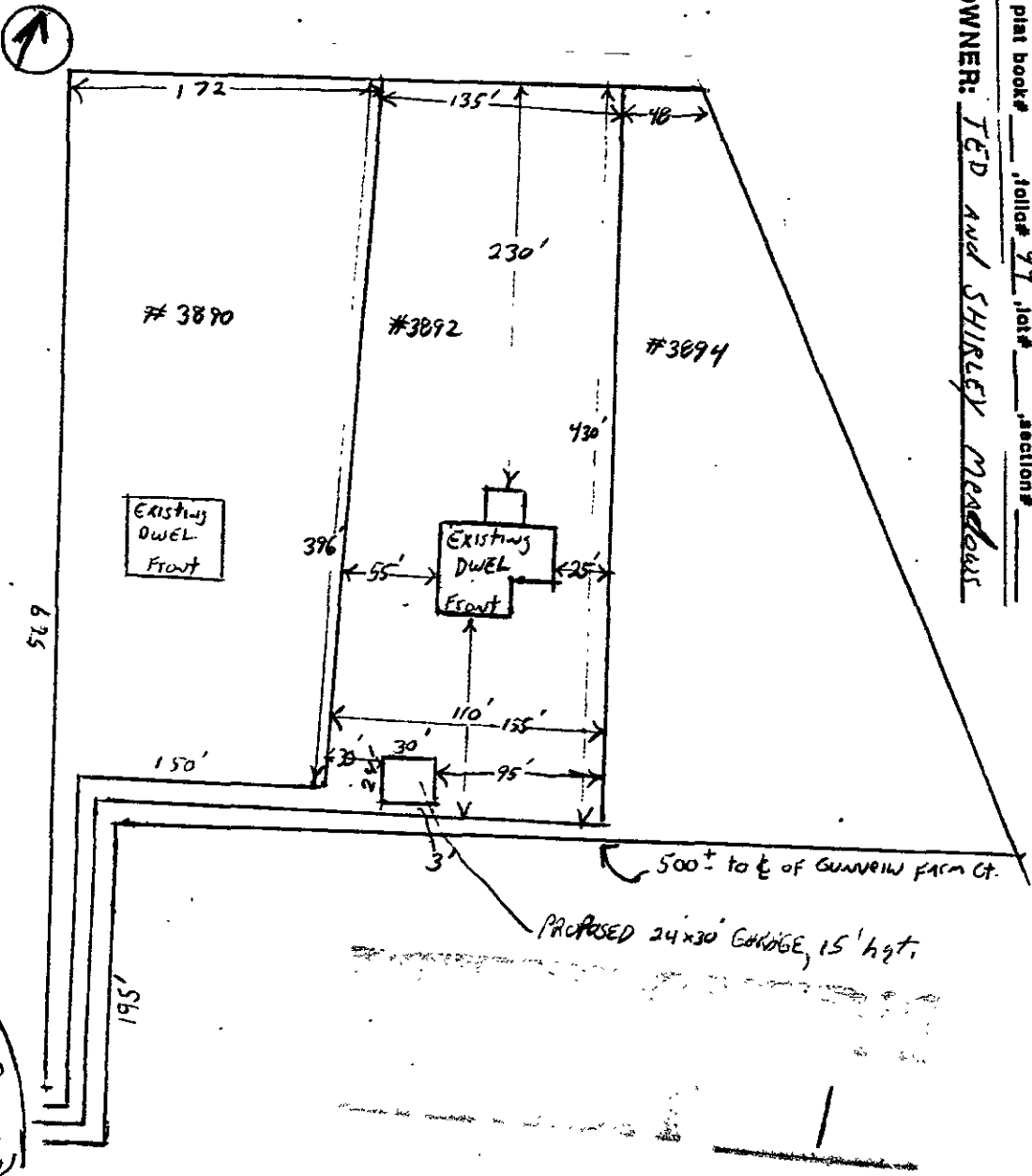
PROPERTY ADDRESS: 3892 SCHRODER

Subdivision name: GUNVEIL FARM

plat book# 99, lot# 99, section# 99

OWNER: TED and SHIRLEY Meadows

see pages 5 & 6 of the CHECKLIST for additional required information



North
date: _____
prepared by: _____
Scale of Drawing: 1" = 100'

SCHRODER RD
(75' R/W 35' paving)



Vicinity Map
scale: 1" = 1000'

LOCATION INFORMATION

Election District: 11

Councilmanic District: 5

1" = 200' scale map#: N.E. 12-H

Zoning: D.R. 2

Lot size: 1.52 ± acreage 66,666 ± square feet

SEWER: ☐ public ☒ private
WATER: ☐ public ☒ private

Chesapeake Bay Critical Area: ☐ Yes ☒ No

Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: _____ ITEM #: _____ CASE#: _____

229

99-229-A

139

18-00-00 42 $\frac{8}{6}$ 0

Ref Ex 2A



99-229-A

2B



99-229-A

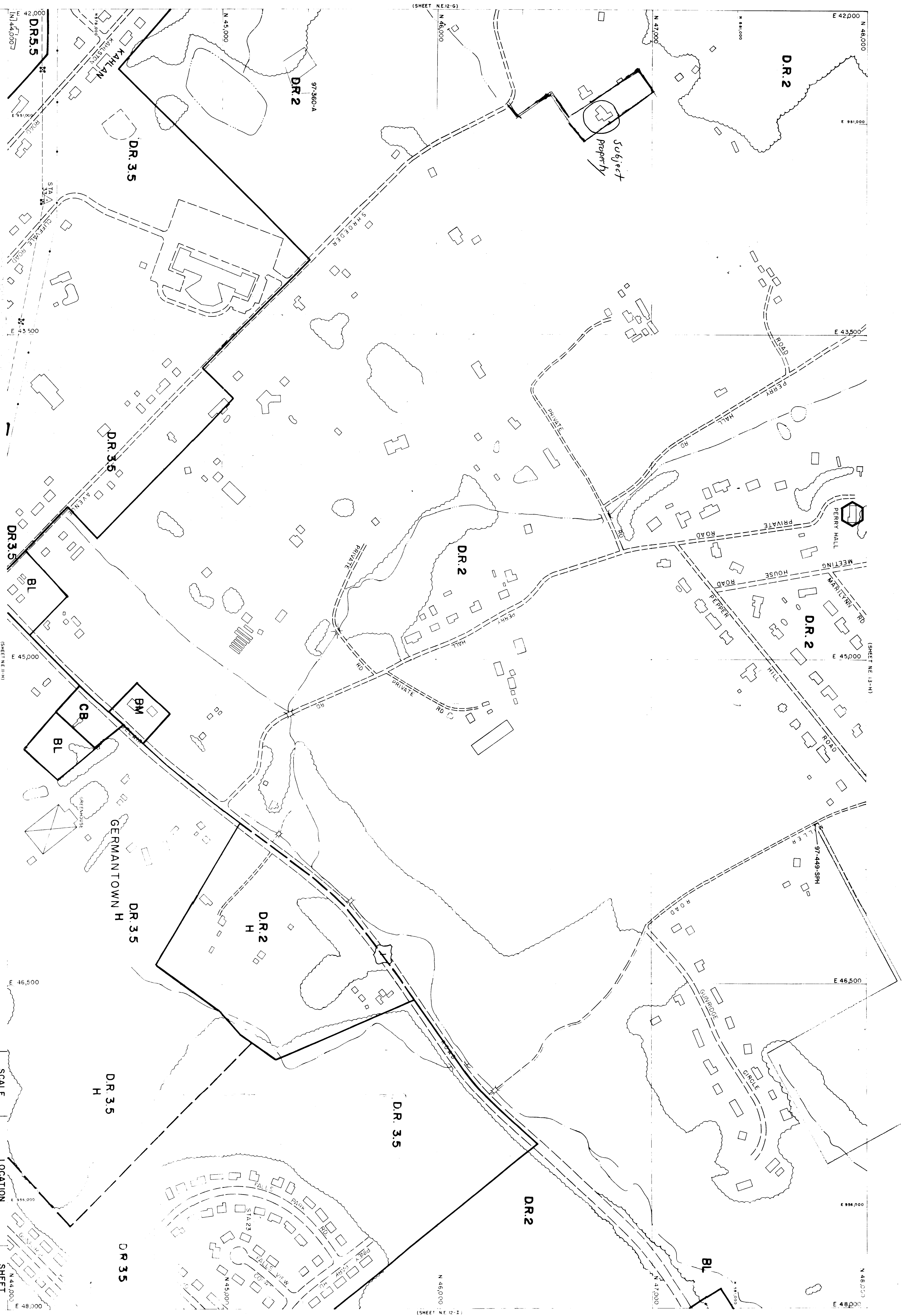
THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHANAN-HORN, INC. BALTIMORE, MD. 21210

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

SCALE	1" = 200' ±
DATE OF PHOTOGRAPHY	JANUARY 1986

LOCATION
GERMANTOWN
SHEET
NE
12-H

99-229-A





229

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING PHOTOGRAPHIC MAP		SCALE 1" = 200' ±	LOCATION GERMANTOWN	SHEET N.E. 12-H
		DATE OF PHOTOGRAPHY JANUARY 1986		

99-229-A

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401



